041.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	848,600 / 848,600
					USE VALUE:	848,600 / 848,600
					ASSESSED:	848,600 / 848,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAYLOR HELEN A LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	92 RAWSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TAYLOR HELEN A -
Owner 2:	-
Street 1:	92 RAWSON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,230 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Aluminum Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4230.000	411,100		437,500	848,600
Total Card	0.097	411,100		437,500	848,600
Total Parcel	0.097	411,100		437,500	848,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.33 | /Parcel: 384.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	27642
GIS Ref	
GIS Ref	
Insp Date	11/10/18

!3385!

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	411,400	0	4,230.	437,500	848,900	848,900	Year End Roll	12/18/2019
2019	104	FV	321,000	0	4,230.	464,900	785,900	785,900	Year End Roll	1/3/2019
2018	104	FV	321,000	0	4,230.	339,100	660,100	660,100	Year End Roll	12/20/2017
2017	104	FV	301,400	0	4,230.	295,300	596,700	596,700	Year End Roll	1/3/2017
2016	104	FV	301,400	0	4,230.	251,600	553,000	553,000	Year End	1/4/2016
2015	104	FV	269,200	0	4,230.	246,100	515,300	515,300	Year End Roll	12/11/2014
2014	104	FV	269,200	0	4,230.	202,400	471,600	471,600	Year End Roll	12/16/2013
2013	104	FV	279,800	0	4,230.	192,500	472,300	472,300		12/13/2012

PRINT

Date	Time
12/10/20	18:39:11

LAST REV

Date	Time
04/09/19	13:42:45
apro	
3385	

USER DEFINED

Prior Id # 1:	27642
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR HELEN A	67824-221		8/17/2016	Convenience	1	No	No		Walter William Taylor d.o.d . 4/2/1989 bk 678
	11689-673		6/6/1969			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2010	153	Manual	2,000					REPLACE GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/9/2009	Meas/Inspect	345	PATRIOT
3/21/2000	Inspected	270	PATRIOT
2/28/2000	Measured	264	PATRIOT
8/16/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4230		Sq. Ft.	Site		0	80.	1.29	1									437,521						437,500	

Total AC/HA: 0.09711 | Total SF/SM: 4230 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 437,521 | Spl Credit | Total: 437,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.97806144
Adj $ / SQ:	187.145
Other Features:	103300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	595831
Depreciation:	184708
Depreciated Total:	411124

COMMENTS

PDAS. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

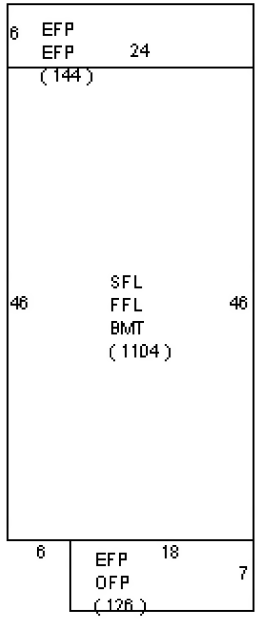
No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	187.14
Special Features:	0	Val/Su Net:	106.72
Final Total:	411100	Val/Su SzAd	186.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	56.140	61,982
FFL	First Floor	1,104	187.140	206,608
SFL	Second Floor	1,104	187.140	206,608
EFP	Enclos Porch	414	33.060	13,687
OFP	Open Porch	126	28.950	3,647

Net Sketched Area:	3,852			Total:	492,532
Size Ad	2208	Gross Are	3852	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc